

I-94 NORTH-SOUTH CORRIDOR PROJECT

Real estate impacts – frequently asked questions

Q – Will my property be impacted under the potential I-94 reconstruction?

- Kenosha / Racine County interchange properties – In 1998, WisDOT completed functional plans for improvements to all of the I-94 interchanges from WIS 241 / 27th Street at the north end of Racine County south to CTH C in Kenosha County. These plans are available upon request from WisDOT and identify the properties to be impacted. The work is based on a 1996 Environmental Assessment of the interchanges. Deed restrictions on impacted properties are on file with the Kenosha and Racine County Registers of Deeds.

WisDOT is proceeding on final design for interchange projects at CTH C (Kenosha), WIS 50, WIS 158, CTH KR (county line), WIS 20 and CTH K (Racine). WisDOT could begin real estate acquisition on these projects in the next three years. Construction on the WIS 50 interchange is scheduled to begin in 2008 or 2009, with the other projects starting in 2009 or 2010. WisDOT will also proceed on final design for the remaining interchanges in Kenosha and Racine counties, but will not begin construction until 2011.

- Milwaukee County or mainline Kenosha / Racine County – At this point in the process, WisDOT has not determined what, if any, real estate would be needed for improvements to the mainline freeway corridor. A previous recommendation by the Southeast Wisconsin Regional Planning Commission represents just one concept for the corridor. A final decision on the corridor will likely not occur until 2008 after extensive public and community involvement. WisDOT could begin real estate acquisition in 2009, with construction occurring from 2011 through 2016.

Q – If I am seeking to sell my property, am I required to notify potential buyers of the possibility of impacts due to the freeway reconstruction?

- Kenosha / Racine County interchange properties – There are deed restrictions on file with the Kenosha and Racine County Registers of Deeds for any impacted properties identified in the Kenosha / Racine interchange functional plans. These deed restrictions give WisDOT first right of refusal on the sale of property. Property owners should check with the Register of Deeds for other legal obligations on these properties.
- Milwaukee County or mainline Kenosha / Racine County – Property owners looking to sell may wish to consult a realtor or an attorney for a specific legal opinion based on individual circumstances. WisDOT will be undertaking an extensive public involvement effort for this corridor, so many prospective buyers may already know about the situation regardless of the owners' disclosure.

Q - Is there information concerning the process of how DOT would acquire and reimburse me for my property, if that option were chosen?

- Should it be determined that an entire property or a portion of a property is needed for a highway improvement project, WisDOT is required to pay fair market value for the real estate, i.e. a reasonable sale price absent the highway project. WisDOT also will assist in finding suitable replacement property and pay for reasonable cost of moving expenses for residents and businesses if a full relocation is needed.

Q – What are my legal rights for a relocation process?

- The Wisconsin Department of Commerce provides a variety of information for property owners regarding relocation law information, statutory references, brochures and sample forms on the Internet at <http://commerce.wi.gov/CD/CD-bcf-rpr.html>. Agencies or individuals may call (608) 264-7822 or e-mail dloewenhagen@commerce.state.wi.us for further assistance.

Q – What is the planning process for the I-94 North South Corridor project and how can I stay involved?

- This fall, WisDOT will begin an engineering and environmental analysis to evaluate options for the I-94 North-South Corridor from the Mitchell Interchange south to the Illinois state line area. The study will include a full and open public involvement process to allow interested organizations, agencies and individuals - including adjacent property owners - to present ideas and concerns. This study will evaluate possible impacts of different alternatives on traffic patterns, residences, businesses, institutions, public facilities, land use, social organizations and natural resources.

Following the study - most likely in 2009 or 2010 - WisDOT could proceed to final design of improvements and may begin the process to acquire necessary real estate.

If you would like to be on the project mailing list, please send an e-mail to dotseffreeways94nsc@dot.state.wi.us, or leave a message at (262) 548-8721. You may also view the project Web site at www.dot.wisconsin.gov/projects/d2/i94/index.htm. This Web site will be updated over time as the study progresses.